

EXHIBIT 2-M

MONTANA COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

CONSOLIDATED ENVIRONMENTAL ASSESSMENT FORM

INTRODUCTION

The following form is for the use of Community Development Block Grant (CDBG) recipients who must prepare an Environmental Assessment (EA) as required by HUD Environmental Review procedures for the CDBG program (24 CFR 58.36). Satisfactory completion of this form will meet the requirements of the federal Housing and Community Development Act as well as the national Environmental Policy Act (NEPA).

CDBG recipients must also demonstrate compliance with the environmental requirements of the other related federal environmental laws and regulations listed in the HUD Statutory Checklist (24 CFR 58.5). For this reason, the Statutory Checklist requirements have been combined into this single consolidated form. An index of the applicable federal statutes and regulations is found at the end of this form. Where noted, the numbers that appear to the right of the environmental subject areas listed in the checklist correspond to the listing of statutes found in the index.

The requirements of the Montana Environmental Policy Act (MEPA) and the uniform State administrative rules adopted pursuant to the Act have also been integrated into the consolidated form.

PROJECT IDENTIFICATION

Recipient: Intermountain

Chief Elected Official: Pam Holmquist, Chair, Flathead County Board of Commissioners

Environmental Certifying Officer: BJ Grieve, AICP®, CFM®, Planning Director, Flathead County Planning and Zoning

CDBG Contract #: MT-CDBG-12PF-01

Project Name: Providence Home - Flathead

Person Preparing this
Environmental Assessment: Christine Percy, Environmental Scientist

Phone Number: Morrison-Maierle, Inc
406-922-6846

Instructions for Completing this Form

The following instructions should be presented and evaluated in a level of detail which is appropriate to the following considerations:

- (a) the complexity of the proposed action;
- (b) the environmental sensitivity of the area affected by the proposed action;
- (c) the degree of uncertainty that the proposed action will have a significant impact on the quality of the human environment;
- (d) the need for and complexity of mitigation required to avoid significant environmental impacts.

In all cases, the CDBG grant recipient should reference and attach additional narrative providing the specific information requested or documentation supporting the evaluation of the impact of the proposed project or activity as it relates to each environmental subject area. The narrative should also note, where applicable, the source of the evaluation, including date of contact, page reference to pertinent source documents, and the name and title or persons contacted, along with the name of the specific organization or agency.

Environmental information and assistance in preparing an environmental assessment can be obtained from a wide variety of sources. Possible sources of information include existing plans and studies, knowledgeable local residents and officials such as the county sanitarian, city or county planning board or department, local officials with the U.S. Soil and Conservation Service (SCS) or local conservation district, as well as local representatives of the State Fish, Wildlife & Parks Department, to list just a few examples. Grant recipients may also contact the State and federal agencies listed in **Exhibit 2-O** for information and assistance.

The Department of Commerce Community Development Bureau maintains copies of environmental assessments prepared on previous projects that may be useful to grant recipients, as well as full copies of applicable federal and State environmental statutes and related information. Copies of the HUD publication, *Environmental Review Guide for Community Development Block Grant (CDBG) Programs*, can be requested from the CDBG program specialist assigned to your project.

EVALUATION OF ENVIRONMENTAL IMPACT

Provide the information requested below and attach additional narrative as appropriate.

1. Describe the proposed action or activity, including construction and end-product (attach maps and graphics as necessary).

Intermountain's proposed action is to construct Providence Home in Kalispell, Montana. Providence Home is a therapeutic youth group home for children ages four to 14 and will provide a safe, more home-like facility for children to live, play and heal. The proposed project will be constructed on a portion of a 75-acre parcel of land located approximately 6 miles (direct distance) southeast of Kalispell. The land is located in a rural area of Flathead County, Montana locally referred to as "Lower Valley" that is located southeast of Kalispell, north of Flathead Lake and northeast of the rural, unincorporated area known as Somers, MT. The area is private and safe, surrounded on two sides by a waterfowl production area. Please see the Intermountain Flathead Schematic Design Proposed Master Plan for Providence Home prepared by Schlenker & McKittrick Architects P.C.

(SMA) (February 24, 2014), the Overall Architectural Site Plan A0.1, included in Appendix A and Figure 1 for proposed project location (Figures located immediately after Exhibit 2-M).

Intermountain's Providence Home will be a new construction project. The project will be subject to current building codes, standards, and regulation. Building permits have been secured through the State of Montana Building Codes Bureau, while regulatory compliance for program licensing agencies will be extensively reviewed by the project team during design and construction. The project does not include remodeling or demolition, and the site is located in an undeveloped natural setting. Note that this Environmental Assessment is prepared for one (1) nine-bedroom facility and associated access, parking, landscaping and site development for which CDBG funding has been requested.

In order to respond to concerns related to the close proximity to the Blasdel Waterfowl Production Area that were submitted during a previous public comment period, Intermountain has elected to move the building envelope to the Montana Fish, Wildlife and Parks suggested (but not regulated) buffer distance of 300 feet from the property line.

Early versions of the Intermountain Master Plan site plan that were made available to the public showed multiple structures in the future for the subject property and parking for 300 to 400 cars for occasional events. On February 26, 2014, Intermountain provided Flathead County with an updated project description for the Providence Home project. In this project description (located in Appendix A), Intermountain clarified *"that Providence Home is designed as a single facility that will be licensed by the state of Montana as a therapeutic youth group home. It will contain nine bedrooms, three of which are sized for double occupancy, bringing the total potential capacity of Providence Home to 12 children. However, current state licensing caps the capacity for any single therapeutic youth group home at eight children. Knowing that state regulations and best practices regarding treatment of children are constantly evolving, Intermountain has designed Providence Home with additional capacity to accommodate more children (up to 12) if those regulations are changed."*

The updated project description also provides additional clarification: *"It is also important to clarify that aside from Providence Home, Intermountain's Board of Directors has no identifiable plans for additional future development on its 75-acre property. This project has evolved from the original preliminary architectural report (PAR) in September 2011 to current design documents. The original PAR called for an emergency shelter with a capacity of up to 17 children. However, due to requests from local officials and the documented demand for a higher level of residential treatment for children and youth in the Flathead Valley, the current design of Providence Home is for a smaller therapeutic youth group home. This allows Intermountain to provide children throughout the Flathead Valley with greater therapeutic care and more enduring outcomes. Intermountain has no plans for development on the property beyond the aforementioned Providence Home."*

This EA has been prepared based on the impacts of one (1) nine-bedroom facility that will serve up to eight children, paved driveway, parking area for 23 cars, landscaping and development location shown on the site plan at the end of Appendix A. A Cumulative Impact Analysis (located in Appendix E) will analyze the cumulative impacts of the possibility that the Providence Home may one day accommodate up to 12 children.

2. Describe the project site and surrounding area(s), including existing site use and environmental conditions (attach map as applicable).

The proposed project area is located in a rural portion of Flathead County, approximately 10 miles (driving distance) southeast of downtown Kalispell. Travelling south on US Highway 93 from

Kalispell, go east on Lower Valley Road and follow it into the Lower Valley area to the intersection of Lower Valley Road and North Somers Road. Continue straight on North Somers Road. Providence Home will be located just off North Somers Road, 1.5 miles south of the intersection with Lower Valley Road, at the corner where North Somers Road takes a 90 degree turn to the west. The proposed project area is currently farmed and used for cattle grazing and hay production. The proposed nine-bedroom facility will be constructed on the southwest portion of the 75-acre tract, away from adjoining large-lot residential land uses and buffered from the south and west property lines by approximately 325 feet (See Figure A0.0 Architectural Site Plan in Appendix A). The surrounding properties include the Blasdel Waterfowl Production Area (WPA) to the south and west, rural farm homes, and rural estate homes to the west, east and north. See Figures 1, 2, and 3 (Figures are located immediately after Exhibit 2-M) as well as Figure A0.0 Architectural Site Plan and Figure A0.1 Overall Architectural Site Plan included in Appendix A showing location of proposed structure on subject property. Additional discussion of existing site use and environmental conditions can be found in #8 below.

3. Describe the benefits and purpose of the proposed action.

A child is abused or neglected every five hours in Montana; nationwide almost five children die every day as a result of child abuse and neglect. In Flathead County, only 10 foster families are available for the 150 children in foster care at one time. During the past 12 years, Intermountain's services have grown 24-fold to meet increasing demand. In 1998, Intermountain treated 42 children suffering from moderate to severe emotional distress; by 2012, that number increased to more than 1,300 children and families. As the needs of traumatized children have intensified, Intermountain has expanded its services from one program in Helena to 12 services statewide.

Since opening Providence Home in the Flathead Community in 2009, Intermountain has rented two different homes, costing Intermountain more than \$100,000 in rent and renovation expenses. These homes are still not ideal, and Intermountain loses dollars every day, particularly every time they are forced to move to a new location. Many health and safety concerns and deficiencies exist with the current home. It is imperative to build a new facility that functions as both a home and an office to efficiently and effectively care for traumatized children. Intermountain already owns the land on which it proposes to build and anticipates this will result in tremendous efficiency and cost savings for the organization in the long run.

It is imperative that Intermountain construct a permanent therapeutic youth group home, Providence Home, to improve operation efficiency, and most significantly, to provide the children with a safer, more home-like environment where they can live, play, and heal. Having a permanent home in the Flathead community will allow Intermountain to have a permanent presence there to collaborate with community partners.

4. Describe all sources of project funding:

According to information provided by Adam Jespersen, with Intermountain, the total estimated budget for the proposed project is \$1,643,809, as determined by the Preliminary Architectural Report (PAR) submitted with Intermountain's CDBG proposal. Excluding its \$450,000 CDBG grant, Intermountain intends to raise the balance of the funds necessary from private foundations and individuals. To date, the organization has raised \$967,126, including \$250,000 from the M.J. Murdock Charitable Trust and \$100,000 from the Treacy Foundation. Intermountain fully intends on raising the balance of funds for the project before construction begins. However, Intermountain's Board of Directors has authorized the agency to use funds as needed out of its Board-restricted reserves to ensure that the project is fully funded and cash-flowed.

5. Describe any project plans or studies which are relevant to the project.

Several plans/studies were reviewed that are relevant to the project.

- Providence Home Preliminary Architectural Report (September 2011) describes and documents the need for the project, identifies the planning and service area, evaluates the condition of the existing facility, provides an alternative analysis, describes land acquisition issues, evaluates environmental considerations, and provides a conclusion and subsequent recommendations.
- Letter from Intermountain to the Flathead County Commissioners (February 26, 2014). This letter clarifies the specific size and scope of the project in response to discrepancies noted in project documents and identifies modifications and additions made to Flathead County's original Environmental Assessment for the Providence Home project (See Appendix A for this document).
- Intermountain Flathead Schematic Design Proposed Master Plan, Providence Home prepared by Schlenker & McKittrick Architects P.C. (February 2014) provides visual renderings of the proposed project (See Appendix A for this document).
- Technical Memorandum: Intermountain Providence Home Septic System Basis of Design: This report summarizes the basic system design, treatment system, and drainfield of the septic system designed for the proposed project. Additionally, it contains the Site Evaluation and Design Report prepared for the Septic Permit Application for the Flathead City – County Health Department; the pump design worksheet, design calculations, and equipment data for the proposed and permitted system (see Appendix C for this document).
- Septic Permit Issued 3/14/2014 (See Appendix C for this document)
- Building Permit Issued 12/19/2013 (See Appendix C for this document)
- Geotechnical Engineering Report for Providence Home – Intermountain Flathead Somers Montana prepared by Terracon Consultants: This report summarizes the results of geotechnical exploration for the proposed Providence Home northeast of Somers, Montana. The report contains information on the project location, geology/typical profile, water level observations, and geotechnical considerations. Additionally, the report provides recommendations for earthwork, foundations, seismic considerations, lateral earth pressures, floor slab, and pavement (See Appendix C for this document).
- Design Memo: Providence Home Water Well – Basis for Well Design: This memo summarizes the design needs of the water supply well for the Providence Home (See Appendix C for this document).
- Technical Memorandum: Intermountain Providence Home Stormwater System Basis of Design (March 6, 2014). This memo presents the design criteria used to design the stormwater system for the Providence Home site.

No additional project plans or studies have been identified as relevant to the proposed project.

6. Proposed implementation schedule.

At this time, the proposed implementation schedule is difficult to predict due to the fact that it is tied to the Montana Department of Commerce being able to release the CDBG funds necessary for the completion of this project.

Once the Montana Department of Commerce is able to release the CDBG funds, Intermountain will move to issue a notice of award to the general contractor and begin construction as soon as possible.

It is estimated that 10 months of construction will be necessary to complete the project.

7. Compliance with any applicable local plans, ordinances, or regulations.

Intermountain's Providence Home will be a new construction project. As such, the project will be subject to current building codes, standards, and regulations. Building permits have been secured through the State of Montana Building Codes Bureau, while regulatory compliance for program licensing agencies will be extensively reviewed by the project team during design and construction. This project does not include remodeling or demolition, and the site is a clean, natural setting. Therefore, it is not anticipated that the project will be subject to any hazardous materials investigation and regulations. The codes and regulations required for this project include the following:

1. Building Codes – Latest adopted editions
 - a. International Building Code
 - b. 2009 International Mechanical Code
 - c. 2009 Uniform Plumbing Code
 - d. 2008 National Electric Code
 - e. 2009 NFPA (National Fire Protection Association)
2. Energy Codes/References
 - a. 2009 IECC Energy Codes
 - b. ASHRAE/IESNA Standard 90.1-2001
 - c. Administrative Rules of Montana (Title 24, Chapter 301.160)
3. Regulatory Requirements
 - a. Uniform Federal Accessibility Standards
 - b. HUD 504 Regulations
 - c. Administrative Rules of the State of Montana – 37.97.832 Youth Shelter Care Environmental Requirements

Design will incorporate all state and federal requirements such as accessibility requirements under ADA, HUD Section 504, and other requirements under Fair Housing Act, 2009 IECC Energy Code, and standards of the Fire Administration Act of 1992.

	Project is in Compliance		
	Yes	No	Not Applicable
Local Comprehensive (Growth Management) Plans including housing, land use and public facilities elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local zoning ordinances or land use regulations, such as permit systems or soil conservation district requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. Evaluation of impact, including cumulative and secondary impacts, on the **Physical Environment:**

Please complete the following checklist. Attach narrative containing more detailed analysis of topics and impacts that are potentially significant.

Key Letter: **N** - No Impact/Not Applicable; **B** - Potentially Beneficial; **A** - Potentially Adverse;
P - Approval/ Permits Required; **M** - Mitigation Required

KEY Y	Impact Categories-- PHYSICAL ENVIRONMENT	Source of Documentation Note date of each contact or page reference. Attach additional material as applicable. Where appropriate, please fully explain in attached materials.
N,P	Soil Suitability, Topographic and/or Geologic Constraints	<p>The proposed development is centrally located in the area of the Flathead Valley known as "Lower Valley," and is generally flat. Swales and indications of historic oxbow features are present on the subject property, as are hummocks and small depressions, but the property is generally flat. According to USGS Quad Map of Somers (1994), the property is approximately 2,900 feet above mean sea level. See Figure 1 Vicinity Map.</p> <p>According to the Geotechnical Engineering Report prepared on October 28, 2013 for the subject property, the dominant subsurface conditions are glacial outwash or glacio-fluvial silts and sands underlain by glacial till at depths presumed well beyond those explored for the investigation.</p> <p>All of Flathead County is a seismically active area, with several identified faults within 50 miles of the proposed development. Seismic considerations were evaluated in the Geotechnical Engineering Report prepared on October 28, 2013 by Terracon (See Appendix C). Terracon stated that the site is "located in the seismically active Intermountain Seismic Belt. Probabilistic ground motion studies developed by the USGS in 2008 indicate a Peak Ground Accelerations (PGA) of 0.36 gram on a 2,475-year return interval, or a 2 percent (%) probability of exceedence in a given 50-year period. Based on this information and the presence of loose to very loose saturated sand soils, calculations by conventional, semi-empirical methods indicate the site to be liquefaction-prone."</p> <p>In Section 4.3 <i>Foundations</i>, the report states that the proposed building can be supported by conventional spread footing foundations bearing on undisturbed native, medium stiff to very stiff silt. The building is currently designed with conventional spread footing foundations as recommended in the Geotechnical Engineering Report. For site classification, please see pages 9 and 10 of the Geotechnical Engineering Report located in Appendix C.</p> <p>The information provided in the geotechnical report has been incorporated into building design and construction techniques for the proposed project to ensure the construction of a safe and sound facility.</p> <p>According to the Natural Resources Conservation Service (NRCS) Web Soil Survey of the Upper Flathead Valley Area, Montana (January 2012), two soil map units are present on the subject property: Sg – Somers silty clay loam, 0 to 3 percent slopes and Th – Tuffit-Somers silty clay loams, 0 to 5 percent slopes. See Figure 3 Soils Map.</p>

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	HUD Environmental Criteria--24 CFR Part 51:	LEFT BLANK ON PURPOSE
N	51(b) Noise-- Suitable Separation Between Housing & Other Noise Sensitive Activities & Major Noise Sources (Aircraft, Highways & Railroads) ^{B*}	<p>The subject property is not adjacent to common major sources of noise such as commercial airports, highways, rail lines, etc., and the proposed development of a nine-bedroom home for children and associated vehicular traffic and parking is unlikely to generate noise that is uncharacteristic of the rural residential area in which it is proposed. The proposed development is approximately 0.6 mile from an operating airstrip (Sky Ranch) to the east. See Figure 2 for location. However, the airstrip is for the private use of rural residential development. According to data gathered from the website below, the airstrip is an approximately 4,500-foot grass airstrip approximately 120 feet wide. According to the website below, the facility is used by 11 single engine aircraft, one multi-engine aircraft and one ultralight aircraft. The airstrip was built in 1994. According to John Paul Noyes, the airstrip manager (personal phone call with Environmental Certifying Officer BJ Grieve on 11/29/13) there are, at the most, six to eight takeoffs and landings per day on only the most beautiful flying days and that would occur on maybe six days per year. In an average week, there would be two to three takeoffs and landings. Furthermore, Mr. Noyes states that the Intermountain property is on the "downwind circuit" where power is cut back to idle and it would be extraordinarily difficult to hear the aircraft unless you were looking up and knew it was there. Given the small nature of the aircraft that use it, as well as the relatively infrequent take-offs and landings (compared to a commercial or civil aviation facility), the noise generated by the existing airstrip to the east of the proposed facility will be a minimal and insignificant impact to adjacent land uses. Additionally, although the subject property is under an area where aircraft will occasionally fly, it is not within the direct approach path of this rural airstrip, as the runway orientation is north/south and the subject property is located to the west of this airstrip.</p> <p>(http://www.city-data.com/airports/Flathead-Lake-Sky-Ranch-Airport-Kalispell-Montana.html)</p> <p>The proposed facility is located adjacent to a United States Fish and Wildlife Service (USFWS) Waterfowl Production Area (Blasdel WPA) to the west and south. According to Kevin Shinn, Manager/Federal Wildlife Officer (telephone conversation with Environmental Certifying Officer BJ Grieve on 12/02/13), popular animals hunted on the Blasdel WPA include upland birds such as quail,</p>

*See index at end of form.

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		<p>pheasant, geese and ducks, as well as small game. Common guns used for hunting are shotguns. A recent gun restriction imposed by USFWS limits hunting to shotguns, muzzle loaders, archery and handguns. These types of guns do make noise. Many adjoining landowners also shoot recreationally which is commonplace throughout rural Flathead County, so the occasional gunshot is not uncommon or out of character. The purpose of this review is to assess the impact of the proposed facility on the physical environment based on the impact criteria listed. In this case, the impact criteria is the suitability of separation between the proposed facility and noise from hunting and recreational shooting. Safety factors associated with hunting on adjacent public lands are addressed elsewhere in this EA. The proposed facility will not create noise that is a risk to the existing Blasdel WPA or adjoining landowners. However, noise created in the Blasdel WPA may be heard by occupants of the proposed facility, and Intermountain has stated that the children may be sensitive to such noise. John Paul Noyes, an adjoining landowner referenced above states that in his house approximately 1,000 feet from the Blasdel WPA, he rarely, if ever, hears shooting from hunting.</p> <p>However, the proposed facility will be set back approximately 325 feet from the Blasdel WPA boundary line. While this is less than the 1,000-foot distance of Mr. Noyes home, it is in excess of the 150' distance of approximately nine other homes that are adjacent to the Blasdel WPA. There are other mitigating factors present regarding noise. Generally, hunters are only present during hunting season and so noise will be limited by hunting season. Most hunters will not hunt immediately adjacent to visible residential structures, so some additional separation will be created by common hunting practices. The structure will be built to modern building codes and current insulation standards will offer protection from gunshot noises. Lastly, Intermountain is aware that the adjacent property is used for hunting and seasonal gunshot noises will be expected. This is noteworthy because <i>noise</i> from occasional and seasonal gunshots is not a safety hazard requiring mitigation, but rather a matter of potential nuisance. If the proposed facility is constructed in an area where gunshots are present and the site developer still chooses the location, this is not a significant impact of the proposed facility on the physical environment.</p>
N	51(c) Hazardous Facilities-- Acceptable Separation Distance from Explosive and Flammable	<p>An EPA Superfund site is located approximately 2.5 miles southwest of the proposed development. Generally the cleanup project has remediated the environmental contamination caused by a former railroad tie processing facility. The impacts were to groundwater and soil, and the site remediation has been completed and remains under routine monitoring. Generally, groundwater moves in a north to south direction in this area so the proposed development (located 2.5 miles northeast of the superfund site) should not be impacted. More information is available at http://deq.mt.gov/fedsuperfund/bns.mcp.x.</p>

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	Hazards (Chemical/ Petrochemical Storage Tanks & Facilities--ex., Natural Gas Storage Facilities & Propane Storage Tanks) ⁷	The site has been used for agricultural purposes for many years. There are no on-site, above-ground observable hazards such as storage tanks, fuel tanks, agricultural chemical storage facilities, etc. Aerial photography from Google Earth was reviewed back to 1990. No indication of development was observed on the subject property in reviewed aerial photography from 1990 to 2012.
N	51(d) Airport Runway Clear Zones-- Avoidance of Incompatible Land Use in Airport Runway Clear Zones ^{7*}	No major airports are located near the subject property. The subject property is not located in an airport runway clear zone. Clear zones are not required for private airstrips. As stated above, Sky Ranch private airstrip is located 0.6 mile east of the subject property. See Figure 2 for location. The airstrip contains one, 4,500-foot grassed runway. The proposed project is not located within a 51(d) Airport Runway Clear Zone and therefore will not have an incompatible land use in an Airport Runway Clear Zone. (http://www.aviationacres.com/montana.asp?CMD=AirportDetail&ID=10286)
N	EPA Hazardous Waste Sites, or Other Hazards or Nuisances Not Covered Above	A search was performed using the Montana Department of Environmental Quality's (MDEQ) Online Mapping Service. Data queried included: Waste Handlers, Petro Fund sites, response sites, opencut permits, and underground storage tank locations. No hazards were identified within a 1-mile radius of the subject property. (http://svc.mt.gov/deq/wmaDST/default.aspx?requestor=DST&type=PTRCB&value=5614073)
N	Lead-based Paint ¹³	There are no structures on the subject property and all new construction as a result of the proposed development will be done under current regulations (i.e. no lead-based paint).
N	Asbestos ¹⁴	There are no structures on the subject property and all new construction as a result of the proposed development will be done under current regulations (i.e. no asbestos containing materials).
N	Effects of Project on Surrounding Air Quality or Any Effects of Existing Air	According to MDEQ Air Quality Nonattainment Information webpage (http://deq.mt.gov/AirQuality/Planning/AirNonattainment.mcp), the subject property is outside of the Kalispell PM-10 Nonattainment area. The proposed development is in an area of ongoing agricultural operations and

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	Quality on Project ^{1 *}	<p>can expect associated fumes, dust and noise. There are other residential land uses in the immediate vicinity to the west, north and east. According to Intermountain Flathead Proposed Master Plan (Schlenker & McKittrick Architects P.C. 2014), the proposed development of a group home would not generate any negative impacts to the existing air quality and rural residential/agricultural natures of the adjacent land uses. The Intermountain Flathead Schematic Design Proposed Master Plan can be reviewed in Appendix A.</p> <p>The public access road for the proposed development is a paved county road, which will not generate dust as a result of the proposed development. The access road from North Somers Road to the internal driveway will be gravel as indicated by the civil details (originally dated 11/1/2014 and updated 2/17/2014) located in Appendix A. The gravel portion of the road is approximately 780 feet long. This portion of the road may generate minimal amounts of dust during the dry parts of the year. The internal driveway and parking will be paved and therefore will not generate dust.</p> <p>The gravel portion of the access road leading to the paved internal drive has the potential to produce minor amounts of dust during dry times of the year. However, because the project area is outside of the Kalispell PM-10 non-attainment area, the short length of the gravel road (approximately 780 feet), and the minimum amount of traffic the ~780 foot length of road is anticipated to accommodate, the impact to the overall air quality in the region is not considered a significant impact.</p>
P	Groundwater Resources & Aquifer ^{a 10 *}	<p>The proposed development is located in an area that has not been identified as having groundwater quality or quantity constraints. In 2005, a map depicting the depth to groundwater produced by the Flathead Lakers and the Flathead Biological Station showed the subject property with a "less than 5-foot" depth to groundwater. During the on-site investigation, the environmental professional noted the existence of three PVC well casings on the subject property.</p> <p>According to Mike Kaczmarek, chief geologist at Morrison-Maierle, Inc., subsurface conditions at the site consist of 350 to 400 feet or more of unconsolidated, soft silty sand and silty clay overlaying the deep alluvial aquifer of the Kalispell valley. The upper part of the deep alluvial aquifer, between 350 and 500 feet includes considerable fine-grained material in which lenses of</p>

^aIncluding Sole Source Aquifer. Contact DOC for further information regarding Missoula-area projects.

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		<p>sand and gravel are embedded.</p> <p>Montana Bureau of Mines and Geology (MBMG) records report 83 wells in sections 7 and 8 of T27N, R20W. The wells have an average depth of 355 feet with the maximum reported depth 820 feet. The average static water level is 8 feet below land surface and the average yield is 91 gallons per minute (gpm) with a low yield of 5 gpm. Section 12, T27N, R21W records include 14 wells with an average depth of 201 feet, a maximum depth of 480 feet, an average static water level of 10 feet below ground surface, and an average yield of 45 gpm. One of the two closest wells is 360 feet deep with a static water level of 36 feet. The other closest well is 400 feet deep with a static level of 8 feet.</p> <p>The data from the MBMG records indicate generally shallow depths to water in the vicinity of the Providence Home project. An estimate of the depth to static water level below the land surface is 17 feet, based on a land surface elevation of 2,900 feet and a minimum pool elevation in Flathead Lake of 2,883 feet. Additionally, the Geotechnical Engineering Report prepared by Terracon (2013) indicated that groundwater on the subject property was encountered at 16.1 feet below ground surface during boring B-1. Records of static water levels in a nearby well include seasonal static water levels to 36 feet, perhaps as affected by pumping.</p> <p>The proposed development will need to utilize a well for water, as there are no municipal water services nearby.</p> <p>According to the Well Design Memo (Morrison-Maierle Inc., 2013) located in Appendix C, the proposed well site is underlain by a shallow alluvial aquifer which is penetrated by topographic depressions which contain groundwater that is essentially an extension of the water table in the shallow unconfined aquifer. This is likely the source of water in the wetland areas adjacent to the subject property. The shallow aquifer is underlain by a thick layer of fine-grained material, including a high percentage of clayey glacial till, which confines a deep alluvial aquifer and limits vertical movement of groundwater throughout the Flathead Valley. The shallow aquifer, which is the source of water in the wetland areas adjacent to the subject property rests on top of the confining layer which is the boundary limiting the thickness of the shallow aquifer and on which water in the shallow aquifer is perched. The thick confining layer prevents any significant vertical movement of groundwater between the shallow unconfined aquifer and the confined deep alluvial aquifer on a local basis. This is demonstrated by the fact that some wells mentioned in the Well Design Memo (See Appendix C) show groundwater levels in wells completed in the deep alluvial aquifer to be 10s of feet deeper than the groundwater levels in the</p>

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		<p>shallow alluvial aquifer. If the two aquifers were hydraulically connected across the confining layer, they would exhibit the same groundwater level. The use of a low-capacity, 35-gallon per minute or less well for the Providence Home, abstracting groundwater from the deep alluvial aquifer below the thick confining layer that is present throughout most of the Kalispell Valley will therefore have no effect on the surface water on the property adjacent to the subject property.</p> <p>The subject property is large enough to accommodate septic and drainfield needs for the proposed development, and septic on adjacent properties are an adequate distance from the proposed development due to the large size of the property. Please see Figure 4: Septic Tank Density. Additionally, an in-depth analysis of septic tank and drainfield design is provided in the Wastewater and Septic section of this report and can also be reviewed in the Technical Memorandum entitled: Intermountain Providence Home Septic System Basis of design (Morrison-Maierle, Inc., 2014) located in Appendix C. It is noteworthy that the septic system designed for the Providence Home has passed non-degradation standards and has been permitted by Flathead County. The system is currently designed to accommodate 10 children (though only eight children would be permitted to live in the facility based on current licensing standards) and six staff. If, at some point in the future, Providence Home is licensed to accommodate 12 children, the septic system will need to be designed to accommodate the extra capacity.</p> <p>The proposed project area does not overlay the Missoula Sole Source Aquifer. See the Location Map from Missoula Valley Water Quality District, Missoula County located in Appendix C. The proposed project will not impact a sole source aquifer.</p>
N, P	Surface Water/Water Quality, Quantity & Distribution ^{10.}	<p>During the on-site investigation, the environmental professional did not observe a surface water body. During construction activities, the contractor would need to apply for coverage under MDEQ's General Permit for Storm Water Discharges Associated with Construction Activity. (http://www.deq.mt.gov/wqinfo/mpdes/stormwaterconstruction.mcp)</p> <p>The subject property is adjacent to lands containing wetlands mapped as a part of the U.S. Fish and Wildlife Services' National Wetlands Inventory (NWI) program. However, NWI wetlands were not mapped on the subject property. Additionally, during the on-site investigation, the environmental professional did not observe any wetland or non-wetland waterways that would be considered jurisdictional by the U.S. Army Corps of Engineers. No hydric soil, hydric vegetation, or proximity to surface hydrology was observed on the subject property.</p>

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		<p>The subject property is not currently irrigated, and is not part of an irrigation district, but may have been irrigated in the past for agricultural purposes.</p> <p>After an extensive scientific evaluation of potential surface water/groundwater interactions due to the installation of a well on the subject property presented in the section above entitled: Groundwater Resources/ Aquifer, no impact to the surface water on the adjoining property was identified. Therefore, the proposed project will have no impact on surface water quality, quantity and distribution.</p>
N	Floodplains & Floodplain Management ^{5*}	<p>According to Federal Emergency Management Agency (FEMA) map number 30029C2280G the subject property has a shaded "Zone X" designation on the current Flood Insurance Rate Map (FIRM). Shaded "Zone X" designation is unregulated by Flathead County and is referred to on the FIRM as areas with a 0.2% annual chance of flooding or areas of 1% annual chance flood with average depths of less than 1 foot. The property is adjacent to areas designated "Zone A" or areas with a 1% chance of flooding. Although the risk of flooding is low and no floodplain development permits would be needed, it does have a designated annual risk of flooding. Given the relatively small scale of the proposed facility (nine-bedroom facility, as compared to a large hospital or large nursing care facility) and the 24-hour presence of adults supervising the facility and the children, mitigation of the 0.2% annual chance flood risk would not be required. In the event of a flood in the 500-year floodplain, the children could be evacuated to higher ground by staff that are present at all times. Flood insurance would be available for the subject development at a rate commensurate with a shaded "Zone X" designation, but would likely not be required.</p> <p>Additionally, BJ Grieve, Flathead County Planning Director provided this additional information: "Within a one-mile radius of the subject property, there are areas designated Special Flood Hazard Area (SFHA, also known as 100-year floodplain) that are regulated by the Flathead County Floodplain and Floodway Management Regulations (the subject property is not designated SFHA and therefore is NOT regulated). There are currently no land use applications pending for floodplain development, nor have there been any floodplain permits reviewed within a one-mile radius of the subject property within the last 5 years." See Appendix B for Agency Communication.</p> <p>No impact to floodplains or floodplain management have been identified with the implementation of the proposed project.</p>
	Wetlands	During the on-site investigation, the environmental professional did not observe

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N	Protection ^{11*}	<p>any wetland or non-wetland waterways that would be considered jurisdictional by the U.S. Army Corps of Engineers. No hydric soil, hydric vegetation, or proximity to surface hydrology was observed on the subject property.</p> <p>No mitigation will be required because wetlands will not be impacted by the proposed development. See the Groundwater Resources/Aquifer category above for an explanation of how well development on the subject property will not affect wetlands on the adjacent property.</p> <p>The proposed project is not located within the Missoula Sole Source Aquifer. See the Location Map from Missoula Valley Water Quality District, Missoula County located in Appendix C. The proposed project will not affect a sole source aquifer.</p>
N,P	Agricultural Lands, Production, Farmland Protection ^{3*}	<p>As discussed above, according to the NRCS Web Soil Survey of the Upper Flathead Valley Area, Montana (January 2012), two soil map units are present on the subject property: Sg – Somers silty clay loam, 0 to 3 percent slopes and Th – Tuffit-Somers silty clay loams, 0 to 5 percent slopes. Soil map unit Sg is considered “prime farmland if irrigated” and may require a conversion form from the NRCS. The soil classes range from moderately well drained to well drained (See Figure 3 Soil Map). Additionally, Appendix C contains site-specific NRCS Web Soil Survey data for the subject property.</p> <p>Jay Brooker, Resource Soil Scientist with the NRCS District Office in Missoula, Montana was contacted on April 15, 2014 regarding the need for a Farmland Conversion Form. Mr. Brooker stated that the soil type is not truly “prime” because the land is not irrigated. However, he suggested that a Farmland Conversion Worksheet be filled out in order to quantify the conversion. Mr. Brooker stated that this would not impact the project but would simply track the change in land use. Approximately 0.47 acre of soil map unit Sg will be converted to non-agricultural use.</p> <p>Soils on the subject property generally support agricultural production. Intermountain currently harvests hay in order to prevent weeds and also accommodates the grazing of cattle on a portion of the property. The proposed development will remove a small portion (4.2 acres out of the 75 acres will be developed) of the subject property from agricultural production, but the remainder of the property will continue to be farmed and grazed to protect the land and adjacent properties from weeds, etc. The area being removed from agricultural production is relatively small, similar to any other large home being constructed in the Lower Valley area. Therefore, no significant adverse impact</p>

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		is anticipated.
N	Vegetation & Wildlife Species & Habitats, Including Fish ^{4*}	<p>The site is currently used for pasture, hay, and cattle grazing. Vegetation on the subject property consists mostly of alfalfa and pasture grasses. No native vegetation is currently present on the subject property. According to adjoining landowners, geese are occasionally observed on the subject property. No aquatic features are present on the subject property and therefore no fish will be affected by proposed project activities. Correspondence with the USFWS indicates that there are no documented golden or bald eagle nests within one mile of the subject property.</p> <p>The subject property is 75 acres, of which 4.2 acres will be developed. The remaining property will remain open space after construction of the proposed nine-bedroom residential facility. The proposed project will not remove native vegetation or wildlife habitat as it is currently used as an agricultural field. While wildlife may pass through in incidental numbers, developing 4.2 acres of a 75 acre property that is currently managed for agricultural purposes will not significantly reduce wildlife habitat in the area.</p> <p>Based on the limited amount of land that will be impacted, the limited number of species that use the agricultural field as habitat, and the presence of hundreds of acres of prime habitat immediately adjacent to the proposed facility, the risk of impacts from the proposed facility to wildlife habitat is remote. Additionally, the adjacent Blasdel WPA provides many acres of habitat to any species that may be displaced due to project activities.</p> <p>John Vore, Region 1 Wildlife Biologist with Montana Fish, Wildlife, and Parks (MFWP), was sent a letter requesting information on general wildlife species in the proposed project area on August 21, 2013. No response was received. John Vore provided comment on the EA on January 6, 2014. Mr. Vore expressed concern regarding the potential impact to hunting on the adjacent Blasdel WPA. Mr. Vore suggested that a minimum 300-foot buffer be created between the building envelope for Providence Home and the Blasdel WPA boundary.</p> <p>There is currently no law or regulation mandating a certain distance a building envelope must be from the Blasdel WPA. However, Intermountain decided to honor Mr. Vore's request and has incurred the expense of moving the building envelope 325 feet from the boundary of Blasdel WPA. This move will serve to mitigate the alleged negative impact on public use due to the close proximity of</p>

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		<p>the Providence Home to the Blasdel WPA.</p> <p>Additionally, Mr. Vore expressed concern that surface waters on the adjacent Blasdel WPA may be impacted by groundwater use at the proposed project site. See the section above entitled Groundwater Resources/Aquifer for a detailed explanation on how well development on this property will not dewater wetlands in the adjacent property.</p> <p>Mr. Vore's last concern was regarding the impact to wildlife regarding the use of fencing. No fencing will be used as a part of the proposed project.</p> <p>See Appendix B for the information request letters and correspondence.</p>
N	Unique, Endangered, Fragile, or Limited Environmental Resources, Including Endangered Species ^{2*}	<p>No unique, endangered, fragile, or limited environmental resource is associated with the subject property.</p> <p>According to the MFWP Crucial Areas Planning System (CAPS) website, the subject property is adjacent to Level 2 designated areas, or specific protection from land conservation. This designation corresponds with the land ownership of the USFWS Blasdel Waterfowl Production Area to the south and west of the subject property. CAPS indicates that the subject property is ranked Class 4 (lowest) for terrestrial species richness. The subject property is also mapped Class 4 for wetland habitat and has no designation for riparian area. The subject property is mapped big game winter habitat, as is most of the lower valley area and valley floor of Flathead Valley.</p> <p>According to the Montana Natural Heritage Program (MNHP), bald eagles and great white herons have been documented as occurring within a 1-mile radius of the project site. Additionally, the plant Columbia water-meal has been documented as occurring within a 1-mile radius of the project area. Proposed project activities are not anticipated to harm or remove any of these species, as they are not present on the subject property. Additionally, the adjacent Blasdel WPA provides habitat to any species that may be displaced due to project activities.</p> <p>The environmental professional received correspondence from the USFWS on September 9, 2013. The letter can be viewed in Appendix B of this report. To summarize, the letter stated that "<i>Given the proposed project location is previously disturbed agricultural land and the limited scope of the work described in the letter and accompanying materials, we do not anticipate adverse effects to threatened, endangered, or candidate species to result from</i></p>

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		<p><i>project implementation at the proposed site. Critical habitat for the threatened bull trout is present in the Flathead River approximately one mile away. We do not anticipate adverse effects to this critical habitat from the project."</i></p> <p>Comments from Kevin Shinn, Manager/Federal Wildlife Officer at Lost Trail National Wildlife Refuge/Northwest Montana WMD will be addressed under the "Safety" section of this EA.</p> <p>Based on available information, agency correspondence and an on-site review by an environmental professional, no impacts to unique, endangered, fragile, or limited environmental resources, including endangered species are anticipated to occur as a result of implementation of the proposed project.</p>
N	Unique Natural Features	<p>Reviews of topographic maps, aerial photography, and a site visit confirm that there are no unique natural features on the subject property. The subject property is generally flat and would be described as an agricultural field. Portions of the property exhibit small hummocks and depressions, however none of these are at risk of being impacted by the proposed facility, nor do they pose a hazard to the facility. According to Montana Natural Heritage Program (MNHP), the property is located on an ancient delta formed by rivers of meltwater from the receding valley glacier during the Pleistocene. Evidence of historic river channels can be seen on aerial photography (Figure 2). No impacts to unique or natural features are anticipated to occur as a result of implementation of the proposed project.</p>
N	Access to and Quality of Recreational & Wilderness Activities, and Public Lands, Including Federally Designated Wild & Scenic Rivers ^{12*}	<p>The proposed development would not alter existing public access to public lands or open space. The proposed structure would be located on the southwest portion of the property and should not have impact to open space viewed or perceived from North Somers Road. The proposed development is adjacent to the USFWS Blasdel WPA, ensuring open space near the proposed development for years to come. According to USFWS, Northwest Montana Wetland Management District, waterfowl production areas are open to a number of public uses including environmental education, wildlife observation, wildlife photography, hunting, and fishing.</p> <p>Public access to the Blasdel Waterfowl Production Area is gained off of North Somers Road where there is a parking lot near the Blasdel Barn. The proposed project is located over 0.6 mile (as the crow flies) from this public access. Additionally, the proposed development is located within 1 mile of the Flathead River. The proposed project area is over 1 mile from designated Wild and Scenic reaches of the Flathead River. Wild and Scenic reaches of the Flathead</p>

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		<p>River include: the North Fork from the Canadian border downstream to its confluence with the Middle Fork. The Middle Fork from its headwaters to its confluence with the South Fork and the South Fork from its origin to the Hungry Horse Reservoir. These reaches area all over 1 mile from the project area (See Figure 2). (http://www.rivers.gov/rivers/flathead.php)</p> <p>As stated above in the section entitled Vegetation & Wildlife Species & Habitats, Including Fish: John Vore, Region 1 Wildlife Biologist with MFWP, expressed concern regarding the potential impact to hunting on the adjacent Blasdel WPA. Mr. Vore suggested that a minimum 300-foot buffer be created between the building envelope for Providence Home and the Blasdel WPA boundary.</p> <p>There is currently no law or regulation mandating a certain distance a building envelope must be from the Blasdel WPA. However, Intermountain decided to honor Mr. Vore's request and has incurred the expense of moving the building envelope 325 feet from the boundary of Blasdel WPA. This move will serve to mitigate the alleged negative impact on public use due to the close proximity of the Providence Home to the Blasdel WPA.</p> <p>The proposed project with suggested mitigation from MFWP incorporated will not impede access to or quality of recreational and wilderness activities, public lands, or federally designated Wild and Scenic Rivers.</p>

9. Evaluation of impact, including cumulative and secondary impacts, on the **Human Population** in the area to be affected by the proposed action:

Please complete the following checklist. Attach narrative containing more detailed analysis of topics and impacts that are potentially significant.

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N	Visual Quality-- Coherence, Diversity, Compatible Use, and Scale Aesthetics	<p>The area predominantly contains rural residential, agricultural, and waterfowl production land uses. The structure is not significantly larger than many rural single-family homes in the area. Additionally, the proposed project was designed by Schlenker & McKittrick Architects. The following is their statement on their approach to project design: <i>Our design approach for the Providence Home was influenced heavily by Intermountain's desire to have the building fit into the agricultural surroundings of the site and scale of the neighboring residential buildings. A major inspiration for the design of the building was the historical barn on the adjacent Blasdel Waterfowl Production Area. The Providence Home's massing, materials and detailing all take cues from the barn and establish the building's visual character. Our design also broke down the plan components of the building into two distinct masses in order to break down the scale of the building to blend in with the surrounding residential development.</i></p> <p>Please see the Intermountain Flathead Proposed Master Plan rendering dated February 2014 located in Appendix A.</p> <p>Deleterious impacts to visual quality, coherence, diversity, compatible use, and scale aesthetics are not anticipated from the implementation of proposed project activities.</p>
N	Historic Properties, Cultural, and Archaeological Resources ⁶	<p>The Montana State Historic Preservation Office (MSHPO) was contacted regarding potential cultural resources in or around the subject property. A response from Damon Murdo, Cultural Records Manager from the State Historic Preservation Office, stated that "As long as there will be no disturbance or alternation to structures over fifty years of age, we feel that there is a low likelihood cultural properties will be impacted. We, therefore, feel that a recommendation for a cultural resource inventory is unwarranted at this time."</p> <p>An adjoining landowner has expressed concerns that her home, which is over 50 years old, will be disturbed and damaged as a result of proposed project activities. No evidence to support this allegation has been uncovered during research activities associated with the preparation of this report.</p> <p>According to their records, there have been no previously recorded sites within the designated search locales (Sections 7, 8, 27N R20W,</p>

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		<p>and Section 12, T27N R21W, Flathead County, Montana).</p> <p>Correspondence with MSHPO can be reviewed in Appendix B.</p> <p>Additionally, the environmental professional contacted (by emailed letter and follow-up phone calls) the three tribal entities with interest in Flathead County, Montana. These tribes include: Confederated Salish Kootenai Tribes of Flathead Reservation, Assiniboine and Sioux Tribes of the Fort Peck Indian Reservation, and the Fort Belknap Indian Community of the Fort Belknap Reservation of Montana. Mr. Francis Auld of the Confederated Salish Kootenai Tribes of Flathead Reservation requested a map showing the location of the proposed facility and the total amount of disturbance from the project. No other communication with Mr. Auld took place after the map and ground disturbance totals were provided to him in an email. Please see Appendix B for communication records.</p>
N	Changes in Demographic (Population) Characteristics	<p>The proposed development is unlikely to have impacts to population characteristics of the surrounding communities. The proposed development is located in a rural area of Flathead County, equidistant from the population centers of Kalispell and Bigfork (approximately 6 miles "as the crow flies" to each). The proposed development is approximately 3 miles from unincorporated Somers, Montana. The size of the facility will not contribute detrimental impacts to the population characteristics of any of these three communities. The proposed facility will not alter the existing demographics of the community because a nine-bedroom facility will not introduce a number of children that will significantly alter or skew the overall age, gender, income, etc. characteristics of the existing population. Therefore, no impact to demographic characteristics is anticipated as a result of the proposed project.</p>

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N	Environmental Justice ^{13*}	<p>The goal of environmental justice is to ensure that all people regardless of race, national origin or income, are protected from disproportionate impacts of environmental hazards. The NRCS maintains a list of Montana's Environmental Justice Communities. (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/mt/home/?cid=nrcs144p2_057864)</p> <p>There are no communities documented in Flathead County on this list. Additionally, this project will not cause disproportionate impacts to people of any race, national origin, or income level with respect to environmental hazards, since the proposed facility will not create deleterious environmental impacts that will disproportionately impact only minority or low-income populations.</p>
B	General Housing Conditions--Quality & Quantity	<p>According to state Computer Assisted Mass Appraisal (CAMA) data, aerial photography, and an on-site inspection, there are no structures currently on the property. The proposed development would be the only housing on the property, and it would be new construction. Please see CAMA Data in Appendix C.</p> <p>The proposed development would provide a new and appropriately designed therapeutic youth group home in order to provide a safe and nurturing environment for distressed children. This is a benefit to the community and would provide a better living condition for the children it serves. The proposed project will have a beneficial impact to distressed children in Flathead County.</p> <p>(http://svc.mt.gov/msl/mtcadastral/)</p>
N	Displacement or Relocating of Businesses or Residents	The property is currently an undeveloped rural farm used for cattle grazing and hay production. No businesses or residents will be displaced or relocated as a result of the proposed development.
B	Human Health	As addressed in several locations above and below, no evidence has been produced that would indicate a cause for concern for human health is associated with the subject property. Additionally, it is not anticipated that the proposed project will have a negative impact on human health. The proposed facility will likely improve human health for those being accommodated by the facility, as it is being developed to care for abused and neglected children. For those living in the area of the proposed facility that have communicated concerns during the CDBG application process, alleged negative impacts of the proposed

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		<p>facility such as traffic, noise, expense to tax payers, environmental concerns and public safety concerns that have been researched as part of this EA have been demonstrated to be remote or speculative risks at the least, and uncertain or unknown risks at most. None of the research into alleged negative impacts have proven to be significant, and no evidence has been submitted demonstrating a significant risk.</p> <p>The proposed project will benefit distressed children and will have a beneficial impact on human health.</p>
N	Local Employment & Income Patterns-- - Quantity and Distribution of Employment	<p>The operation of the proposed facility will create employment opportunities on a small scale. The rural nature of the proposed location is approximately 3 or more miles from established labor bases such as Somers, Kalispell, and Bigfork. The beneficial economic impact of the employment created by the proposed development of a youth group home is likely to be negligible, as is the distance from labor bases and the resulting vehicle miles traveled by those commuting to the proposed location. See Figure 1 for population centers.</p> <p>The proposed project will have no impact on local employment, income patterns nor quantity and distribution of employment.</p>
B	Local and State Tax Base & Revenues	<p>The proposed development will convert approximately 4.2 acres of the 75 acre property currently used as agricultural land to a higher revenue-generating land use (youth group home). The employment created by the new facility will also add to payroll taxes. The impact will be minimal, as a result of the limited scope of the proposed development as well as the potential for much of the subject property to remain in agricultural production or cattle grazing through arrangements with area farmers.</p>

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N	Educational Facilities	<p>The proposed development is located in School District 29 (Somers/Lakeside) for K-8 education. Flathead High School serves the proposed development location for grades 9-12. Bussing reimbursement is available for School District 29 for service to the subject property based on the distances from the actual schools being slightly greater than 3 miles. Source: Flathead County Superintendent of Schools, Marcia Sheffels. See email correspondence in Appendix B.</p> <p>The proposed development will serve children ages four to 14. Providence attempts to keep children in their original schools, but some children may be moved to School District 29. Impacts to the local school district may occur with the implementation of this project. However, according to Paul Jenkins, superintendent of the Somers District, the Somers/Lakeside schools are physically able to accommodate additional students. See phone record in Appendix B. See phone record in Appendix B.</p>
N	Commercial and Industrial Facilities, Production & Activity	The proposed project will not impact commercial and industrial facilities in terms of production, activity, growth or decline.
N	Health Care	The majority of medical services are located in Kalispell. Kalispell Regional Medical Center and a variety of ancillary services are available on the north end of Kalispell, approximately 10 miles from the subject property. Basic and advanced life support services are available to the subject property for emergency transportation to medical facilities. The proposed development will not create a deleterious impact on existing medical services. Clinics and transportation services are equipped to handle routine health care and/or trauma needs typically associated with the proposed developed.
B	Social Services	Government services on which the proposed development may place demand logically include public health care services, school services and nutrition programs. All of these services are available in the Kalispell area within a reasonable distance from the proposed development and would not be overly burdened by the scale of the proposed development. Other public services such as public infrastructure, clerk and recorder services, tax services, motor vehicle services, etc. are not likely to be unduly burdened by the nature of the

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		<p>proposed use.</p> <p>The proposed facility will provide a needed public service in the form of a rural home to which disadvantaged youth may be relocated. According to the PAR, this is a service that is greatly needed in Flathead County.</p> <p>According to Adam Jespersen, Intermountain already operates a four-bedroom facility in Flathead County. Therefore, some of the benefactors of Intermountain's services are already utilizing applicable social services. The proposed nine-bedroom facility will only add another 4 youths to the total being served currently in Flathead County (the ninth bedroom is reserved for flexibility in room arrangements, since 8 children is the maximum allowed by the state of Montana for a single therapeutic youth group home at this time).</p> <p>Given the relatively small number of children served by the proposed facility, and the existing services being provided within Flathead County, there is no significant change in impacts to social services from the movement of the existing facility to a new nine-bedroom location. However, the proposed facility will be able to safely accommodate more children, and will provide a beneficial impact to those children. See also answer to #3 above.</p>
B	Social Structures & Mores (Standards of Social Conduct/Social Conventions)	<p>According to grant materials supplied by Intermountain, a youth group home for disadvantaged children is a needed resource in this community. The location and design of the proposed development would not be abnormal or "out of place" in the community. Adjacent landowners would not be negatively impacted by an "out of place" development based on social norms or social conventions. A facility serving four to 14 year old children would not house youths that are considered "at risk" based on criminal records or severe behavior problems but rather situations over which the children have no control.</p> <p>An adjacent land owner has contacted the Flathead County Planning Department expressing concerns of trespassing on her property. No evidence of this risk has been provided by the adjacent landowner. However, according to Adam Jespersen of Intermountain, all of the children will be accompanied by an adult when outside the facility and will be monitored closely at all times. Additionally, a video monitoring/security system will be utilized to monitor the grounds and</p>

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		<p>secure the facility when no one is outside. The grounds will not be fenced. Because the children will be closely monitored at all times and not permitted to roam onto adjacent properties, the concern about trespassing should be alleviated.</p> <p>An additional concern raised by the same adjacent landowner is that of hazards to the local community from visitations by parents of the children housed at the facility. According to Adam Jespersen with Intermountain there has never been an incident of a parent visiting a child housed at an Intermountain facility committing a crime in the local community before, during or after a supervised visitation of a child. This statement was made in reference to both the existing Flathead facilities as well as in reference to the existing Helena area campus that provides services for 32 children. Mr. Jespersen also states that in most circumstances, information about the treatment and whereabouts of the children is controlled by the State of Montana, and "In instances where supervised visitation opportunities are given to parents/guardians, this almost always occurs somewhere other than Providence Home." For these reasons, allegations that the proposed facility will introduce crime into the local community in contradiction of local social conventions are remote and speculative.</p> <p>The proposed facility will help distressed children, increasing their opportunity to adapt to social structures, social conduct and social conventions. Therefore, the proposed project will provide a beneficial impact to the community.</p>
N	Land Use Compatibility	<p>The subject property is in an area of Flathead County that is unzoned. Adjacent land uses are primarily low-density, single family residential and agricultural land uses. The property is currently used for hay production and cattle grazing, and a substantial portion of the 75 acres could stay in hay production or grazing based on the site plan provided by Intermountain. Only 4.2 acres of the 75 acre property is being developed (less than 6%). The proposed development of the facility on the southwest portion of the subject 75 acres would also create a large lot "buffer" between adjacent residential lots to the north, west east and south, and still leave a 325-foot buffer from the Blasdel WPA to the west and south.</p> <p>See Figures 1 and 2 and Figure A0.1 Overall Architectural Site Plan.</p>

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N	Energy Consumption	<p>The proposed development will be constructed to modern multi-family codes implemented by the State of Montana. Modern insulation, HVAC, plumbing and electrical will all be incorporated in building design. LEED certification will not be incorporated into project design.</p> <p>Modern codes will create a structure which has normal rates of energy consumption and is therefore unlikely to be an abnormal or negative impact to energy consumption by the type of use, scale, and scope of the proposed development.</p>
N	Solid Waste Disposal ^{9*}	<p>A Flathead County "green box" site is located south of the proposed development on Highway 82. Although the proposed development may privately haul to this site, the scale and nature of the development would be better served by contract haul provided by Evergreen Disposal.</p> <p>According to Intermountain, the proposed development will utilize Evergreen Disposal for contract haul and therefore no negative impacts to solid waste disposal are anticipated.</p>
P (Permit has been obtained)	Waste Water-- Sewage System	<p>The proposed development is not located near or within a close distance to a municipal wastewater treatment facility. Therefore, a private septic will be engineered to serve the proposed development.</p> <p>A septic system has been designed by licensed engineers and approved/permitted by the Flathead City – County Health Department. Please see the Septic Basis of Design Technical Memorandum (February 2014) and the approved septic permit issued by the Flathead City – County Health Department in Appendix C. The septic system complies with applicable design standards as set forth in the Flathead County Sewage Treatment System Design and Construction Standards and the Montana Department of Environmental Quality Design Circular #4. A brief overview of assumptions, basic system data, and treatment systems are presented below.</p> <p>The system is currently designed to accommodate 10 children (though only eight children would be permitted to live in the facility based on</p>

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		<p>current licensing standards) and six staff. If, at some point in the future, Providence Home is licensed to accommodate 12 children, the septic system will need to be designed to accommodate the extra capacity.</p> <p>A 400-foot drainfield length has been designed to meet non-degradation standards. To reduce the footprint of the septic system, Intermountain has elected to install a Level II Treatment System. The system will consist of the installation of an AdvanTex® Treatment System manufactured by Orenco Systems, Inc (OSI). The basis of design for the primary (septic) tank, recirculation tank, dose tank, and filter units is based on the AdvanTex® Design Manual provided by OSI. This information can be reviewed in the Septic Basis of Design Technical Memorandum located in Appendix C.</p> <p>The septic tank will be a 3,000 gallon precast concrete tank. The primary tank also has an 8-inch Biotube effluent filter before discharging into the recirculation tank. The Biotube is used to improve quality of the effluent exiting the septic tank. The filter specified meets Flathead County Design Standards. A rise and fiberglass lid are provided for maintenance.</p> <p>The recirculation tank specified is a 1,500-gallon precast concrete tank. The floats in the recirculation tank will be set based on OSI recommendations and duplex pumps have been selected for recirculation. A 500-gallon precast concrete tank has been selected for the dose tank. Treatment filters that have the capacity to treat a total of 40 square feet have been selected based on AdvanTex Design manual specifications.</p> <p>The transport pipe for the drainfield will consist of 2-inch Schedule 40 PVC pipe in accordance with Flathead County Standards. The pipe is approximately 226 feet long and has an estimated head loss of 12 feet as outlined in the Pump Design Worksheet (located in the Septic Basis of Design Technical Memorandum found in Appendix C). The required absorption area outlined previously is 2,313 square feet for a conventional drainfield. However, Flathead County Standards allow a drainfield reduction of 50% for a Level II Treatment System. Therefore, the required infiltration area is 1,156 square feet. Assuming a 3-foot trench width, the total required length of laterals is</p>

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		<p>385 feet. Six laterals at 75 feet in length are specified for a total length of 450 feet and a treatment area of 1,350 square feet.</p> <p>The laterals consist of 1.25-inch Schedule 40 OVC pipe with 5/32-inch orifices spaced at 5-foot internals. The drainfield will be installed in accordance to Flathead County Standards. The drainfield is located on a relatively flat spot on the site, allowing all five laterals to be installed at the same 2902.80-foot elevation and still meet depth requirements. A replacement drainfield, of equal area, has also been set aside to the north.</p> <p>As mentioned above, the design presented in the Septic Basis of Design Technical Memorandum has been approved and permitted by the Flathead City – County Health Department. Compliance with the non-degradation requirements of the Montana Water Quality Act (75-5-301, MCA) was demonstrated. As stated above, the system is currently designed to accommodate 10 children and six staff. If, at some point in the future, Providence Home is licensed to accommodate 12 children, the septic system will need to be designed to accommodate the extra capacity.</p>
N/P (Design standards exceed requirements set forth by State and County guidance documents)	Storm Water	<p>Civil engineers at Morrison-Maierle Inc. have designed stormwater controls for the subject property for the proposed project. The stormwater system design for the proposed project complies with applicable design standards set forth in the <i>Flathead County Subdivision Regulations</i> and the <i>Montana Department of Environmental Quality (MDEQ) Design Circular 8 – Montana Standards for Subdivision Storm Drainage</i> (2002 Edition). Additionally, design detail can be reviewed in the Technical Memorandum entitled: Intermountain Providence Home Stormwater System Basis of Design (Morrison-Maierle Inc., March 6, 2014). This memorandum is located in Appendix C.</p> <p>In summary, the predevelopment flow of the proposed project area was analyzed by creating a stormwater model in HydroCAD stormwater modeling software. The model was set to use NRCS Type I 24-hour storm to predict flow conditions. The model indicated that two natural discharge points for stormwater exist (as noted in Figure 1 of the Technical Memorandum). Two detention facilities are designed for each natural discharge point. There are also three retention facilities proposed for the proposed project. Although MDEQ Design</p>

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		<p>Circular 8 requires these ponds to be designed for the 2-year event, these ponds have been designed for the 10-year event to provide an additional level of treatment and flow control beyond MDEQ standards. The 100-year event was also analyzed to ensure the facility would not be inundated during this event.</p> <p>The results of the stormwater model also indicated that flow conditions in the two detention ponds show the 10-year post development peak flow rate is less than the predevelopment peak flow rate for both ponds. The results indicate that the ponds will safely pass the 100-year storm event without inundating any structures or drainfields. Additionally, the three retention ponds will safely pass a 100-year event to ensure the building or other structures are not inundated during this event.</p> <p>Again, all details on the stormwater system design can be reviewed in the aforementioned technical memorandum located in Appendix C. During construction activities, the contractor would need to apply for coverage under MDEQ's General Permit for Storm Water Discharges Associated with Construction Activity. (http://www.deq.mt.gov/wqinfo/mpdes/stormwaterconstruction.mcp)</p> <p>The results of the aforementioned technical memorandum indicate that all stormwater will be sufficiently captured on site and will not have any negative impacts on surrounding properties, human health or the proposed development onsite.</p>
N	Community Water Supply	<p>The proposed development is not located near or close to an existing municipal water supply. Therefore, a new, private well will be utilized. It is assumed that the new well will be designed to yield 35 gpm at 60 pounds per square inch (psi) and require a 4-inch nominal diameter pump and motor. The recommended minimum well casing diameter is 6-inch nominal diameter steel casing.</p> <p>According to Morrison-Maierle Inc.'s chief geologist, Mike Kaczmarek, the data from the MBMG records indicate generally shallow depths to water in the vicinity of the Providence Home project. An estimate of the depth to static water level below the land surface is 17 feet, based on a land surface elevation of 2,900 feet and a minimum pool elevation in Flathead Lake of 2,883 feet. The Geotechnical</p>

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		<p>Engineering Report prepared by Terracon (2013) for the subject property indicated that groundwater was encountered at 16.1 feet below ground surface during boring B-1. Records of static water levels in a nearby well include seasonal static water levels to 36 feet, perhaps as affected by pumping. Based on the reported static level in that nearby well, a conservatively worst-case estimate of static water level is 35 feet below land surface.</p> <p>The target aquifer is the upper part of the deep alluvial aquifer of the Kalispell valley. The deep alluvial aquifer is confined by several hundred feet of silty sand and clay that is not suitable for water well completion. Therefore, the well for Providence Home must penetrate through the confining overburden until sand and gravel lenses with sufficient thickness to develop a well are penetrated. Typically, the uppermost 100 feet or more of the deep alluvial aquifer is a mixture of mostly fine-grained sediment in which coarse-grained sand and gravel lenses are embedded. The sand and gravel lenses are the target for the Providence Home well, rather than the deeper and cleaner, thick layer of coarse sand and gravel of the lower part of the deep alluvial aquifer. This strategy (completing in the upper part of the deep aquifer) will hopefully save 100 to 200 feet of drilling depth.</p> <p>The proposed well site is underlain by a shallow alluvial aquifer which is penetrated by topographic depressions which contain groundwater that is essentially an extension of the water table in the shallow unconfined aquifer. This is likely the source of water in the wetland areas adjacent to the subject property. The shallow aquifer is underlain by a thick layer of fine-grained material, including a high percentage of clayey glacial till, which confines a deep alluvial aquifer and limits vertical movement of groundwater throughout the Flathead Valley. The shallow aquifer, which is the source of water in the wetland areas adjacent to the subject property rests on top of the confining layer which is the boundary limiting the thickness of the shallow aquifer and on which water in the shallow aquifer is perched. The thick confining layer prevents any significant vertical movement of groundwater between the shallow unconfined aquifer and the confined deep alluvial aquifer on a local basis. This is demonstrated by the fact that some wells mentioned in the Well Design Memo (See Appendix C) show groundwater levels in wells completed in the deep alluvial aquifer to be 10s of feet deeper than the groundwater levels in the shallow alluvial aquifer. If the two aquifers were hydraulically connected across the confining layer, they would exhibit the same</p>

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		<p>groundwater level. The use of a low-capacity, 35-gallon per minute or less well for the Providence Home, abstracting groundwater from the deep alluvial aquifer below the thick confining layer that is present throughout most of the Kalispell Valley will therefore have no effect on the surface water on the property adjacent to the subject property.</p> <p>The water supply well will be drilled by a licensed well contractor. A water well that pumps at a rate of less than 35 gpm and produces less than 10 acre feet of water a year does not require a permit for drilling or a water right. The well that will be drilled for the water supply of Providence Home will have no detrimental effect on the human population or surrounding surface water.</p>
B/N	Public Safety: Police	<p>The proposed development will be served by the Flathead County Sheriff's Office. Response times will be commensurate with other rural areas of Flathead County, but should not be unacceptably delayed due to the relatively close proximity of the proposed development to Kalispell. The Sheriff's Office routinely submits agency comments to the planning office indicating they can handle provision of service to new developments. The proposed development should not generate an inordinate number of calls for police services.</p> <p>According to Adam Jespersen with Intermountain, the proposed development will provide a benefit to public safety in Flathead County, as it will provide a safe environment for environmentally distressed children and youth to find healing and restoration. Without the services of Providence Home, emotionally distressed children and youth will most often remain untreated. Not only does this threaten the stability of the child's home and school environments, if left unchecked, these emotional issues greatly increase a child's risk of criminal activity, addiction, suicide, and domestic violence later in life.</p> <p>An adjoining landowner has expressed concerns with safety hazards based on the use of the adjoining land as hunting grounds. No evidence has been presented to substantiate allegations of safety concerns or to demonstrate a significant impact. However, as a precaution, the matter has been researched as part of this EA. The issue of hunting noise on the adjacent Blasdel WPA was addressed earlier in the EA. According to the Flathead County Sheriff's Office in</p>

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		<p>an email dated 12/03/13 and included in Appendix B, there have been zero incidents documented in which a hunting accident occurred between a hunter using the Blasdel WPA and an adjacent residential property. According to the site plan submitted for review and include in Appendix A, the proposed facility was moved 325 feet from the boundary of Blasdel WPA upon the request from John Vore of MFWP from the south and west property lines adjoining the Blasdel WPA. There are a total of 29 properties adjoining the Blasdel WPA and of those 29, approximately nine residential structures appear to be within a closer 150-foot distance of the Blasdel WPA. Therefore the 325' setback provides a significant public safety buffer.</p> <p>Agency comments were also received via telephone on 12/2/13 from Kevin Shinn with the USFWS (see Appendix B) and Mr. Shinn stated that after asking around the office, he is not aware of any hunting accidents occurring adjacent to Blasdel WPA. He also states that John Vore with MFWP is not aware of any safety incidents. This rate of accidents (zero) for existing structures situated closer to the Blasdel WPA than the proposed facility establishes an acceptable risk level for the proposed facility being located 325 feet from the Blasdel WPA. Therefore, concerns regarding hazardous interactions with hunters and adjoining properties are remote and speculative.</p>
N	Fire	<p>The proposed development is in the Somers Rural Volunteer Fire District. According to firedepartments.net, Somers has two fire stations and a volunteer staff of approximately 30. The fire stations are located in Somers and in Lakeside, approximately 3 and 10 miles away, respectively. See Figure 1 as reference. Agency comments from the Somers Volunteer Fire Department in years past have indicated that they are equipped to handle fire types typically associated with the proposed development (residential) and would not require special apparatus or training for responding to the proposed development.</p>

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N	Emergency Medical	<p>Please see response to Health Care – Medical Services.</p> <p>The subject property may be served by both Advanced Life Support as well as Basic Life Support. Emergency medical services are available in Kalispell located a reasonable distance from the proposed development. The nature of proposed development would not create an undue burden on emergency services.</p>
N	Parks, Playgrounds, & Open Space	<p>According to Flathead County Planning Director, B.J. Grieve, Somers beach and boat launch is located just south of Somers, approximately 3 miles (as the crow flies) from the proposed project area. The park offers developed swim access on Flathead Lake. No additional parks or playgrounds have been identified near the proposed facility.</p> <p>The proposed development is located adjacent to the Blasdel WPA. According to Adam Jespersen of Intermountain, the Blasdel WPA will not be utilized as a “play area” since children are supervised and monitored at all times. However, this area is available to be utilized for supervised educational opportunities for children. According to the USFWS Northwest Montana Wetland Management District, waterfowl production areas create the following recreational and educational opportunities: environmental education, fishing, hunting, photography, and wildlife observation.</p> <p>It is anticipated that a playground will be developed for the proposed children's home to accommodate the needs of abused and neglected children. The proposed playground would be for the residents of the home. There will be no impact to public park or playground infrastructure.</p>
N	Cultural Facilities, Cultural Uniqueness, & Diversity	<p>The subject property is an undeveloped field surrounded by relatively new, large-lot estate size single family homes and a waterfowl production area. According to Henry Ficken, a long-time resident and farmer in the area, property to the west is the former Lower Valley Grange Hall that is currently under private ownership. As addressed earlier in this EA, the proposed facility will not negatively impact the use of the Blasdel WPA for hunting, due in part to the mitigation</p>

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		measures taken to voluntarily increase the setback of the building envelope to 325' in conformance with agency comments on impacts to public recreation and wildlife. The proposed development will not have an impact on cultural facilities, cultural uniqueness, and diversity.
N	Transportation-- Air, Rail & Auto (Including Local Traffic)	<p>Automobile traffic generated by the proposed use can be accommodated by existing paved county road infrastructure. A group home such as that proposed is not listed in the Institute of Transportation Engineers Trip Generation Manual, but a reasonable surrogate may be a "congregate care facility" for elderly or an "assisted living facility", since such facilities have common dining and living facilities and individual bedrooms. However, children ages four to 14 do not drive, but visitors and staff may balance this out. It is estimated that such a facility would generate 2.15 to 2.74 trips per day per dwelling unit. If the proposed development were to have nine bedrooms, a reasonable but probably liberal assumption on trip generation using a surrogate land use (a congregate care facility or an assisted living facility) would be 18 to 27 vehicle trips per day. This level of vehicle traffic can be accommodated by existing road infrastructure.</p> <p>Passenger rail service is not provided to the subject property or adjacent communities of Kalispell, Bigfork, and Somers.</p> <p>The subject property is approximately 0.6 mile east of the Sky Ranch private grassed airstrip. The airstrip runs north/south and is for private small aircraft only. Given the orientation of the airstrip and relatively infrequent private use, the impacts would not be significant to either land use. See Figure 2 for location of private airstrip.</p>

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N	Consistency with Other State Statutes or Local Ordinances, Resolutions, or Plans <i>(to be added by local community)</i>	<p>The Flathead County Growth Policy is a county-wide plan that does not offer a level of detail that would provide guidance on individual land uses. However, the plan does address demographics and housing in Chapter 3 and provides a goal and accompanying policy that is applicable to the proposed use. Goal 16 of the Flathead County Growth Policy states:</p> <p>G.16 Safe housing that is available, accessible, and affordable for all sectors of the population.</p> <p>The proposed development certainly aims to provide safe housing for disadvantaged and abused youths, a sector of the population that data referenced elsewhere in this assessment demonstrates is currently underserved. Furthermore, Policy 16.4 states:</p> <p>P.16.4 Consider the locational needs of various types of housing with regard to proximity of employment, access to transportation and availability of public services.</p> <p>This environmental assessment demonstrates that the type of housing being developed is appropriately located with regard to the needs of the type of housing (a safe, secure and quiet environment with some distance from sources of trauma).</p> <p>The subject property is not under the jurisdiction of a more specific neighborhood plan, nor is the subject property zoned. There are no site-specific capital improvement projects near the proposed development. There are no Rural Special Improvement Districts near the subject property.</p>

10. Describe and analyze reasonable alternatives to the proposed activity whenever alternatives are reasonably available and prudent to consider, and discuss how the alternatives could be implemented, if applicable.

The following alternative analysis was developed as a part of the 2011 Preliminary Architectural Report (PAR) as a part of the CDBG grant application process:

In the past years, Intermountain's leadership team looked at more than 150 existing homes in Kalispell and surrounding areas to either rent or purchase and renovate for Providence Home. All alternatives were either:

- Located in property zoned unsuitable for operating a children's emergency shelter
- Inadequate to use as a shelter;

- Would need extensive and costly alteration to be suitable for the program and the children Intermountain serves;
- Unsafe, non-private locations for an emergency shelter program.

After analysis, it was determined that renovating an existing home for Providence Home was, and is still, not financially viable. New construction on Intermountain's land for this specific purpose is recommended and is more affordable than extensive remodeling.

Since the 2011 Preliminary Architectural Report was prepared, the scope of the project has changed, as outlined in Intermountain's letter to the Flathead County Commissioners dated February 26, 2014 (located in Appendix A). Rather than a children's emergency shelter, the facility will be used as a therapeutic youth group home. Providence Home will now be a facility focusing on assessment and stabilization of children ages four to 14, in need of immediate treatment of moderate to severe emotional distress. However, the same challenges outlined in the alternatives analysis prepared for the children's emergency shelter hold true for a therapeutic youth group home as well.

Intermountain chose to locate the Providence Home near the southwest corner of the subject property to provide a buffer between the private airstrip and the Providence Home, to provide privacy from neighboring homes, and to take advantage of the open space and serenity of the Blasdel Waterfowl Production area.

A "No Action" alternative has also been analyzed for the proposed project activities. The "No Action" alternative would be for Providence Home to continue to operate out of a leased space. The leased space is not large enough to fully meet the local demand for the service and is not conducive to housing or treating multiple emotionally disturbed children and youth. The property owned by Intermountain for the proposed new Providence Home will remain undeveloped and will continue to be leased for hay farming and cattle grazing to mitigate the proliferation of weeds. The "No Action" alternative is not a viable option for Intermountain.

A second alternative for consideration, presented above in the 2011 Preliminary Architectural Report is leasing or purchasing an existing building to renovate for use as the Providence Home. As indicated above, the following issues arose from this alternative: zoning issues, inadequate to use as a shelter, extensive and costly renovations to convert a space into something suitable for the program and the children Intermountain serves, and significant challenges in finding a safe, private location for a therapeutic youth home.

The third and "chosen" alternative considered was to build a permanent therapeutic youth group home, Providence Home, to improve operation efficiency, and most significantly, to provide the children with a safer, more home-like environment where they can live, play, and heal. Having a permanent home in the Flathead community will allow Intermountain to have a permanent presence there to collaborate with community partners.

11. Where applicable, list and evaluate mitigation actions, stipulations, and other controls which will be enforced by the local government or another governmental agency.

As noted above, the following permits/regulatory requirements will likely be required as a part of the proposed project activities:

1. Coverage under MDEQ's General Permit for Stormwater Discharges Associated with a Construction Activity.
2. Soil Disturbance – Invasive Plant Management Plan from the Flathead County Weed Control District

3. Septic Permit – Flathead County Environmental Health Department (obtained)
4. Prime Farmland Conversion worksheet – Natural Resources Conservation Service
5. Building Codes – Latest adopted editions
 - a. International Building Code
 - b. 2009 International Mechanical Code
 - c. 2009 Uniform Plumbing Code
 - d. 2008 National Electric Code
 - e. 2009 NFPA (National Fire Protection Association)
6. Energy Codes/References
 - a. 2009 IECC Energy Codes
 - b. ASHRAE/IESNA Standard 90.1-2001
 - c. Administrative Rules of Montana (Title 24, Chapter 301.160)
7. Regulatory Requirements
 - a. Uniform Federal Accessibility Standards
 - b. HUD 504 Regulations
 - c. Administrative Rules of the State of Montana – 37.97.832 Youth Shelter Care Environmental Requirements

No other mitigation actions, stipulations or governmental controls are anticipated at this time.

12. Is the proposed project in compliance with all applicable Federal, State, and local laws and regulations?

☒ Yes ☐ No

LEVEL OF CLEARANCE FINDING:

Based on the foregoing environmental review, it is concluded that:

☒ FINDING: A request to the Montana Department of Commerce for release of funds for the within project **is not** an action significantly affecting the quality of the human environment, and no EIS is required. A Finding of No Significant Impact (FONSI) can be made.

OR

☐ FINDING: A request to the Montana Department of Commerce for release of funds for the within project **is** an action significantly affecting the quality of the human environment, and an EIS is required.

Finding Executed by:

Name (Typewritten): BJ Grieve

Title: Environmental Certifying Officer, Flathead County, MT

Signature:



Date:

05/02/14

INDEX OF APPLICABLE FEDERAL STATUTES AND REGULATIONS INCLUDED IN THE CHECKLIST

1. Air Quality

- a. Clean Air Act (42 U.S.C. 7401 et seq.) as amended; particularly section 17(c) and (d) (42 U.S.C. 7506(c) and (d)).
- b. Determining Conformity of Federal Actions to State or Federal Implementation Plans (Environmental Protection Agency-- 40 CFR parts 6, 51, and 93).

2. Endangered Species

- a. The Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.) as amended; particularly section 7 (16 U.S.C. 1536).

3. Farmlands

- a. Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.) particularly sections 1540(b) and 1541 (7 U.S.C. 4201(b) and 4202).
- b. Farmland Protection Policy (U.S. Department of Agriculture 7 CFR Part 658).

4. Fish and Wildlife

- a. Fish and Wildlife Coordination Act (16 U.S.C. 661-666c).

5. Floodplain

- a. Executive Order 11988, Floodplain Management, May 24 1977 (42 FR 26951, 3 CFR, 1977 Comp., as interpreted in HUD regulations at 24 CFR Part 55.
- b. Flood Disaster Protection Act of 1973, as amended (42 U.S.C. 4001-4128).
- c. National Flood Insurance Program (44 CFR 59-79).

6. Historic Properties

- a. The National Historic Preservation Act of 1966, as amended (16 U.S.C. 470 et seq.), particularly sections 106 and 110 (16 U.S.C. 470 and 470h-2), except as provided in §58.17 for Section 17 projects.
- b. Executive Order 11593 - Protection and Enhancement of the Cultural Environment, May 13, 1971 (36 FR 8921), 3 CFR 1971-1975 Comp., particularly section 2(c).

- c. 36 CFR Part 800 with respect to HUD programs other than Urban Development Grants (UDAG)
- d. The Reservoir Salvage Act of 1960 as amended by the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. 469 et seq.), particularly section 3 (16 U.S.C 469a-1).

7. Man-made Hazards

- a. Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature, 24 CFR Part 51, Subpart C, (49 FR 5103, 2/10/84).
- b. HUD Notice 79-33, Policy Guidance to Address the Problems Posed by Toxic Chemicals and Radioactive Materials, 9/10/79.
- c. Siting of HUD Assisted Projects in Runway Clear Zones at Civil Airports and Clear Zones and Accident Potential Zones at Military Airfields, 24 CFR Part 51, Subpart D (49 FR 880, 1/6/84)

8. Noise

- a. Noise Abatement and Control, 24 CFR Part 51, Subpart B, (44 FR 40861, 7/12/79, as amended at 61 FR 13333, 3/26/96).

9. Solid Waste Disposal

- a. Solid Waste Disposal Act as amended by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. 6901-6987).
- b. U.S. Environmental Protection Agency (EPA) Implementing Regulations 40 CFR Parts 240-265.

10. Water Quality

- a. Federal Water Pollution Control Act, as amended (33 U.S.C. 1251-1376).
- b. The Safe Drinking Water Act of 1974, as amended (42 U.S.C. 69-01-6978, 300f-300j-10).
- c. U.S. Environmental Protection Agency (EPA) Implementing Regulations 40 CFR Parts 100-149.
- d. Missoula, Montana Sole Source Aquifer, in accordance with Section 1424 (e) of the Safe Drinking Water Act, 42 U.S.C. Section 300h-3 (1982).

11. Wetlands

- a. Executive Order 11990, Protection of Wetlands, May 24, 1977 (42 FR 26961), 3 CFR, 1977 Comp., particularly sections 2 and 5; and Applicable State Legislation or Regulations.

12. Wild and Scenic Rivers

- a. Wild and Scenic Rivers Act of 1968 (16 U.S.C. 1271 et. seq.) as amended, particularly section 7(b) and (c), (16 U.S.C. 1278 (b) and (c)).

Note: *In Montana, this act applies to the North Fork of the Flathead River from the Canadian border downstream to its confluence with the Middle Fork; the Middle Fork from its headwaters to its confluence with the South Fork; and the South Fork from its origin to Hungry Horse Reservoir; and, the Missouri River consisting of the segment from Fort Benton, one hundred and forty-nine miles downstream to Fred Robinson Bridge.*

13. Environmental Justice

- a. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, February 11, 1994 (59 FR 7629), 3 CFR, 1994 Comp. P. 859. (24 CFR Part 58.5, April 30, 1996)

14. Lead-based Paint

HUD Lead-based Paint Standards (24 CFR Part 35) and Sections 1012 and 1013 of the Residential Lead-Based Paint Hazard Reduction Act that appear within Title X of the Housing and Community Development Act of 1992.

15. Asbestos

OSHA's asbestos standard (29 CFR 1926.1101) and EPA asbestos sections of NESHAP (National Emission Standard for Hazardous Air Pollutants), administered by Montana Department of Environmental Quality's Asbestos Control Program.